

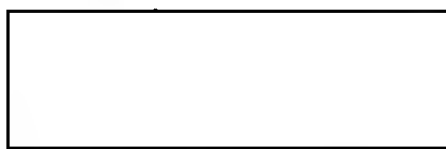
For DDS staff
mtg at
which OL
to brief on
Magazine

done. 8 June 71
ss

file

→
Please pull the
OL letter to
GSA about
Magazine Bldg
deficiencies
shortly before Mr Blake
left I believe

I should call



ref :

1. this
2. BPR land
3. Employee parking generally
4. Compound tour

4-11-71 *Bedg 125/10*

20 APR 1971

Mr. John F. Galuardi
Acting Regional Administrator, Region 3
General Services Administration
7th and D Streets, S. W.
Washington, D. C. 20407

Dear Mr. Galuardi:

The purpose of this letter is to bring to your attention two deficiencies in existence at our Langley Compound, apparently brought about by lack of sufficient General Services Administration personnel. It is hoped that you can interest yourself in this matter and sufficiently bring about some expedited remedial action.

I periodically inquire of Mr. John van O. Weaver, the senior GSA officer assigned to our Langley Building, as to the quantity of his operating personnel. I last made such inquiry earlier this month and was dismayed to be informed of the number of vacancies for operating engineers. Mr. Weaver told me he had been in contact with his superiors on this matter, and I asked him to be good enough to furnish me copies of his correspondence. Copies of his correspondence are enclosed for your information. I believe the number of these vacancies, as well as the length of time some have existed, speak for themselves. As you are aware, this Agency possesses a 24-hour-a-day, 7-day-a-week operational responsibility and we simply cannot keep postured to perform our statutory responsibilities unless GSA maintains an adequate work force in being. We seriously solicit your assistance in coping with this problem.

I should also like to call to your attention the lack of maintenance to the exterior grounds at our Langley Headquarters Compound. The lack of maintenance to the area is rapidly turning our Headquarters Compound into an eyesore and much critical comment is being received. While I realize you undoubtedly have your problems in utilizing either inhouse forces or obtaining the proper talent under contract, the fact of the matter is the issue has to receive attention. We likewise solicit your early cooperation on this matter.

If there is anything we can do to be of assistance to you in solving these problems, I stand ready to render any help possible.



John F. Blake
Director of Logistics

2 encls

STA

UNITED STATES OF AMERICA

Approved For Release 2003/04/29 : CIA-RDP84-00780R003900060019-6

Region 3

Washington, D.C. 20407



DATE: April 9, 1971

REPLY TO
ATTN OF: 3PFAM

SUBJECT: Operating Engineers' Vacancies

Manager, Arlington Area - 3PFA
Chief, Employment Branch - 3BPE

The following tabulation of the current status concerning vacancies for Operating Engineers is called to your attention, as the failure to fill the vacancies is causing serious situations to become more and more critical:

1. 8 months vacancy Operating Engineer WG-12 AM-32 7-31-70
 vice Arrington
2. 5 months vacancy Operating Engineer WG-12 AM-93 10-27-70
 vice Drumheller
3. 5 months vacancy Operating Engineer WG-12 AM-94 10-27-70
 vice Cullinan
4. 9 months vacancy Operating Engineer WG-10 AM-1 7-2-70
 vice Godwin
5. 2 months vacancy Operating Engineer WG-10 AM-182 1-26-71
 vice Hahn
6. 5 months vacancy Operating Engineer WG-10 AM-114 12-1-70
7. Operating Engineer WG-10 AM-214 3-17-71
 vice Youmans
8. Operating Engineer WG-10 Transferred to Pentagon
 4-4-71 vice Bennett
9. Operating Engineer WG-10 Release date 4-18-71
 vice Sustek

Please refer to the attached memo April 7, 1971 - Shortage of Personnel - from Operating Engineer General Foreman, John G. Kessel.


Building Management Staffing data, dated October 1, 1970 indicates an operating engineer total ceiling of thirty-three (33). This, I am certain, is considered the very minimal number required to support the work responsibilities.

Keep Freedom in Your Future With U.S. Savings Bonds

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Page 2

Your assistance is urgently requested and will be greatly appreciated.


J. V. O. Weaver
Buildings Manager
McLean Field Office

Attachment



DATE: April 7, 1971

Region 3

Washington, D.C. 20407

REPLY TO
ATTN OF: 3PFAM

SUBJECT: Shortage of Personnel

Buildings Manager *AK*
McLean Field Office - 3PFAM

As noted in previous memos, the operating engineers shop is way understaffed. This has been brought to management's attention on several occasions, but nothing has been done to help the situation.

Listed below are a number of emergency repairs that must be done. As noted an estimate of 544 hours, or 68 man days, are needed to accomplish this work. At present I have one repair man who is also the group's Repair Leader to do this work, which is impossible.

Diesel Room

Heat exchangers on No. 1 & No. 2 - 16 hours plus cleaning

After cooler for turbo chargers on No. 1 - 48 hours plus cleaning

Refrigeration Machine No. 1 (seals) - 24 hours repair plus removing charge, etc.

Boiler No. 2 Inspection by May 11th - 40 hours by repair crew

Auditorium Fan Room - Condensate pump needs seal - 8 hours

Air Handler in GC-03 - bearing - 16 hours

Reheat coils - 40 hours

Automatic secondary chill water valves leaking - 256 hours

Steam reducing stations - 80 hours

Condenser pump No. 3 on cooling tower - contract job

Install filter racks in AC-35 - 16 hours

Total 544 hours or one man 68 days

Our present staff consists of 25 men, and when broken to job duties you have the following:

1. Kessel - General Foreman
2. Albert - Assistant Foreman
3. Slaughter - Repair Leader
4. Hoffman - Control man

Shortage of Personnel

Page 2

5. J. M. Smith - Trainee, Revenue Post Office Field Office
6. Johnson - Induction unit cleaner
7. Lee - Induction unit cleaner
8. Harvey - Somat Foreman
9. Trobaugh - Somat Operator
10. Crouch - Repair man
11. Kincaid - Repair man, controls

We, therefore, have 14 men to operate 3 shifts, 7 days a week, 365 days a year and maintain a 4 man watch, which as you can see is impossible. We have been using Crouch and Kincaid as operators.

It is my understanding that M. Sustek has been accepted for a position with the Department of Army which will bring us down to 24 men.

I feel that it is management's responsibility to properly staff it's shops, and if they don't, then obviously work that is not done and system failures due to work that cannot be completed because of this must also be the responsibility of management.

J. G. Kessel

J. G. Kessel
General Foreman
McLean Field Office

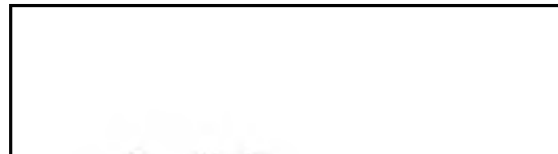
FILE Bldgs 10^Y

25 MAR 1971

MEMORANDUM FOR: Deputy Director for Support

Dear Jack:

The attached pieces of correspondence indicate action to date by senior-level officers of GSA to get something done on the Magazine Building situation. I have forwarded copies of this correspondence to the principal officers in residence in the Magazine Building.



John F. Blake
Director of Logistics

2 Atts

- Att 1 - Ltr dtd 19 Mar 71 to D/L
fm L. F. Roush/GSA
- Att 2 - Ltr dtd 19 Mar 71 to D/L
fm A. F. Sampson/GSA



Public Buildings Service
Washington, D.C. 20405

MAR 19 1971

Mr. John F. Blake
Director of Logistics
Central Intelligence Agency
Washington, DC 20505

Dear Mr. Blake:

Thank you for your letter of March 5 concerning the service and utility problems experienced by your agency during occupancy of the Magazine Building in Rosslyn, Virginia.

I am submitting a copy of the Bolt Beranek and Newman report to our engineers in the Design and Construction Division for review and their recommendations for corrective action required to eliminate the noise problem on the tenth floor.

At the same time I have requested a full report from our Region Three Buildings Operation Division of their maintenance and cleaning experience in this building since the lease inception.

As Commissioner Sampson stated in his letter, I am taking a personal interest in this matter. It is expected that a full reply to your letter, along with our proposals for resolution of these problems, will be forwarded to you within thirty days.

Sincerely,

OL 1 1611

Public Buildings Service
Washington, D.C. 20405



MAR 19 1971

Mr. John F. Blake
Director of Logistics
Central Intelligence Agency
Washington, DC 20505

Dear Mr. Blake:

Thank you for your letter enclosing a copy of your correspondence addressed to Acting Assistant Commissioner Larry Roush concerning the problems experienced in the heating, ventilating and air conditioning systems in the Magazine Building, 1815 North Lynn Street, Arlington, Virginia.

I have asked Mr. Roush to give this matter his personal attention and respond to your letter by March 23. Please be assured that every effort will be expended to resolve this matter to your complete satisfaction.

Your kind invitation to luncheon is appreciated and I look forward to visiting with you again in the near future.

Sincerely,

A. F. Sampson
Commissioner
Public Buildings Service

OL 1 1612

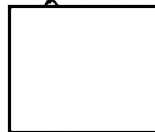
Miriam:

Here is the copy you requested. Also, to decipher Mr. Blake's hand written note for you.....

"We have reached the end of the rope on the Magazine Building and feel only this course of action will jolt GSA to action.

"We obviously would be willing to stay if corrective action were taken, but we have asked for it before, have not received it, and think now it is wise tactically to first assure the maximum position, i.e., get out.

"Incidentally, the IG has raised queries about breaking the lease, and we invited them out of the act."



Polly

17 May 1971

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ONLY☐ CONFIDENTIAL☒ SECRET

Approved For Release 2003/04/29 : CIA-RDP84-00780R003900060019-6

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Deficiencies in Heating & Air-Conditioning System in Magazine Bldg.

FROM:

Acting Chief, Real Estate and
Construction Division, OL
[] Ames Center Bldg.

EXTENSION

NO.

DATE

5 MAR 1971

TO: (Officer designation, room number, and
building)

DATE

OFFICER'S
INITIALSCOMMENTS (Number each comment to show from whom
to whom. Draw a line across column after each comment.)

1. EO/OL

[] Ames Center

2.

3. DD/L

[]

4.

5. Director of Logistics
[] Ames Center

6.

7.

DN/S

8.

9.

10.

11.

12.

13.

14.

15.

To 7,
We have reached
the end of the rope on
the Magazine Building
space and this course
of action will get
USA to action.
We obviously must
be willing to stay
if corrective action
is taken, but
we have asked for
it before, have not
received it, and
now it is serious.
Technically to first
assume the maximum
position, we got out
of the 1.6.
associated with it
leaving the best we
could do out of
the...

1200

FORM
3-62

610

USE PREVIOUS
EDITIONS

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USE ONLY☐ UNCLASSIFIED

25X1

~~SECRET~~

LETTER ORDER NO.
RE-10-00-71

5 MAR 1971

Mr. L.F. Roush
Acting Assistant Commissioner
Office of Operating Programs
Public Buildings Service
General Services Administration
Washington, D.C. 20407

Dear Mr. Roush:

For the past five years this Agency and the General Services Administration (GSA) have attempted to compel the owner of the Magazine Building, 1815 North Lynn Street, Arlington, Virginia, to correct basic deficiencies in the heating and air-conditioning system in that building.

This problem was first brought to light and documented in June 1966. Since that time, letters have been exchanged between Public Buildings Service, Region 3, and this Agency. Numerous meetings have been held, and professional advice has been sought from both within and without the Government.

The owner of the building has repeatedly given assurance that corrective steps will be taken. Yet, as we approach another heating/air-conditioning transition period, we can expect extensive and severe temperature problems. (Daily temperature ranges of 20° and daily highs of 90° have not been uncommon over large areas of the south and west sides of the building.)

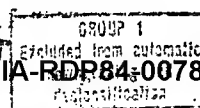
We are familiar with the "hothouse effect" that prevails in many office buildings when the sun shines through large areas of window glass. This condition is present in most of the newer office buildings and can usually be minimized to an extent that affords reasonable

NOTICE

This material contains information affecting the national defense of the United States within the meaning of the espionage laws, Title 18, USC, Secs. 793 and 794, the transmission or revelation of which in any manner to an unauthorized person is prohibited by law.

OL 1 1200

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SECRET

LETTER ORDER NO.
SE-10-31-71

comfort. However, in the case of the Magazine Building, the temperature conditions are extreme and result in part from deficiencies in the design of the building's heating and air-conditioning system. It is the opinion of qualified engineers that these deficiencies cannot be corrected without an extensive and costly redesign of the existing system.

In addition to the foregoing, a noise problem has existed which the owner also appears to be unable or unwilling to solve. Vibrations originate in the exterior air-conditioning unit and produce noise which emanates essentially from the air handling equipment. The resulting noise level on the 10th floor is unacceptably high and adversely affects efficiency and morale of the personnel affected. At least one office is unusable, and the Agency currently has one medical case directly attributed to this problem. This matter has been discussed with Mr. John H. Comulada, Building Manager, Rosslyn Field Office, who has initiated action with the owner; however, no noticeable improvement has been obtained. As a last resort, we have retained the services of the acoustical consultants, Bolt Beranek and Newman Inc., who have made certain recommendations for corrective action. These recommendations are contained in the enclosed report (Enclosure 1) and include reduction of duct turbulence, fan noise, and fan vibration.

Additionally, leaks in the combustion chambers of the penthouse boilers cause greasy soot and acrid fumes to permeate the mechanical equipment area. This pollution is introduced through the air-conditioning system to the office spaces on the floors below. Obviously, this condition must be rectified.

Although the rental rate for this building is the highest of the three occupied by this Agency in the Rosslyn area, the facilities are the poorest. The problems are a direct result of design deficiencies and substandard maintenance. The enclosed copy of a memorandum (Enclosure 2) recently sent to Mr. Comulada further amplifies the generally poor maintenance at the Magazine Building.

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LETTER ORDER NO.
RE-LO-99-71

Any one of the above problems would be cause for concern: when taken in total and considering that similar problems date back five years, we are very pessimistic that a satisfactory solution can be obtained. It is our judgment that the best interest of the Agency and the Government would be served if GSA would negotiate an early termination of the present lease and fund the complete cost of relocation of the Agency at the earliest practicable date.

It is requested that GSA review this case and advise the Agency of its position. The Agency is prepared to provide whatever additional data are required.

Signed: John F. Blake
John F. Blake
Director of Logistics

2 Enclosures

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